

NEW BUILDING AVAILABLE

Valle del Colorado
Industrial Park



XSITE
PROPERTIES

About XSITE

We are a Real Estate Development company that specializes in the Industrial Market. Founded in 2017 with the integration of more than 30 years of multidisciplinary experience of its partners.

Xsite Properties started its first Industrial Real Estate project in 2018. Our services include:

- International and national promotion,
- Design and construction of infrastructure, industrial parks and buildings,
- Capital funding and financing procurement and
- Portfolio management.

We focus on meeting industrial real estate needs of the market in Mexico and are committed to ESG principles.

Xsite is vertically integrated with **Grumesa**, a design and construction company with more than 25 years of experience in the industrial segment and more than 4 million square feet designed and built (www.grumesa.mx).

The immediate assistance from our team conformed of more than 100 experienced professionals provides Xsite a competitive edge to immediately attend industrial real estate projects.



TIJUANA
MEXICALI
MAIN OFFICE



XSITE PROPERTIES OFFICES / OFICINAS DE XSITE PROPERTIES



This project is currently seeking EDGE certification



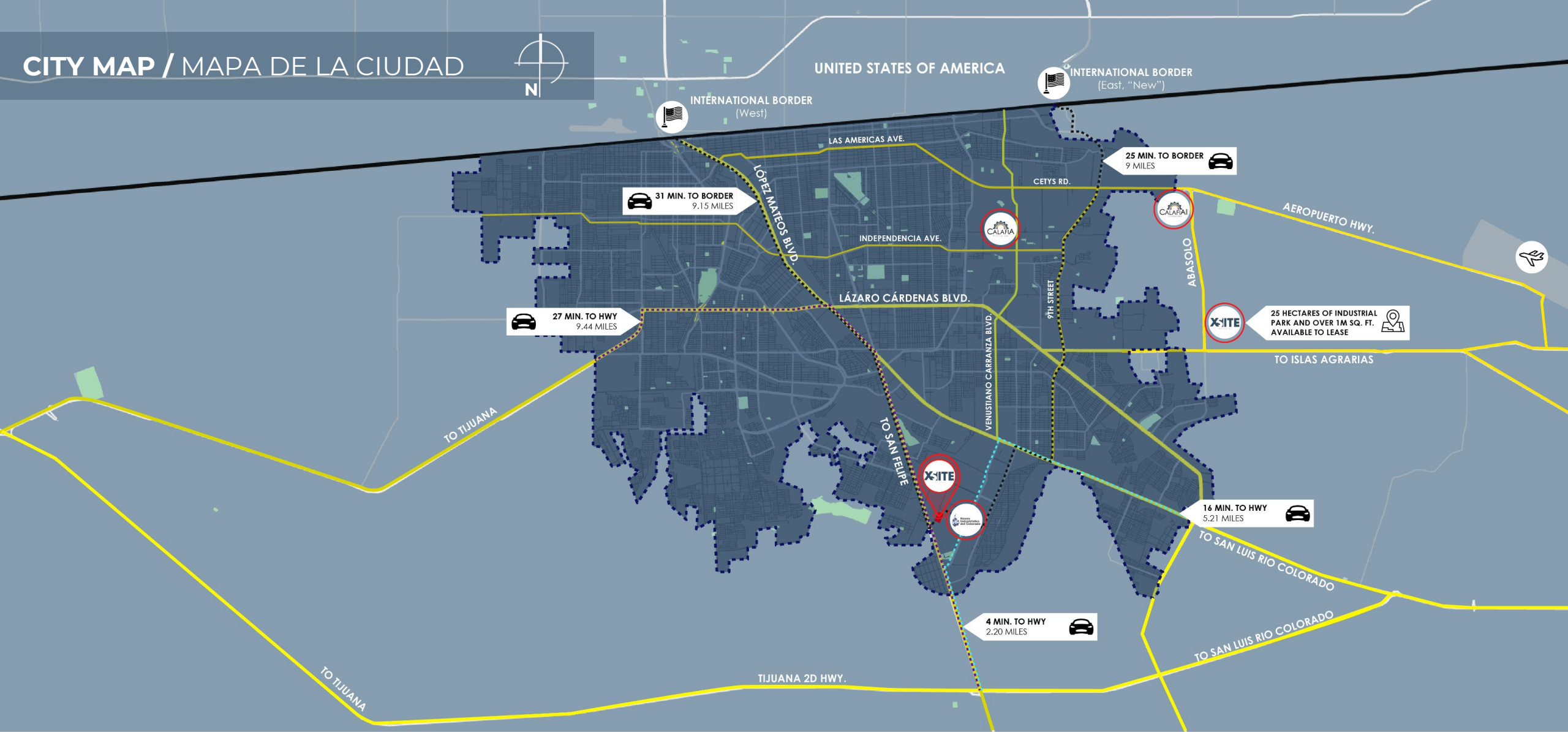
CITY MAP / MAPA DE LA CIUDAD



UNITED STATES OF AMERICA

INTERNATIONAL BORDER
(East, "New")

INTERNATIONAL BORDER
(West)



This project is currently seeking EDGE certification
Edge
Excellence In Design
For Greater Efficiencies



Other Industrial Parks developed



INDUSTRIAL PARK LOCATION / UBICACIÓN PARQUE INDUSTRIAL



Land Area 79,578.84 Sq.Ft. /
Area del Terreno 24,255.63 m2



This project is currently seeking EDGE certification



EXIT / SALIDA

ACCESS / ACCESO

FUTURE PARKING STALLS (47) /
47 CAJONES DE ESTACIONAMIENTO A FUTURO

PHASE II BUILDING I / FASE II EDIFICIO I
12,390.78 M2 / 133,373.23 SQFT.
AVAILABLE

PHASE I BUILDING I / FASE I EDIFICIO I
OCCUPIED

85.50 M / 280.51 FT

145.33 M / 476.81 FT

Fire Suppression System/
Sistema contra incendio

Landscape /

Areas Verdes



2 Electric transformers / 225 kVA

2 Transformadores Eléctricos de 225 kVA



**Building Footprint-
Option to subdivide in
4 modules /**

*Huella del edificio –
Opción de subdividir en 4 módulos.*



4 Dock Doors /

4 Puertas de Andenes



**FUTURE PARKING STALLS (47) /
47 CAJONES DE ESTACIONAMIENTO A FUTURO**

ACCESS

ACCESS

PHASE II BUILDING I / FASE II EDIFICIO I
12,390.78 M2 / 133,373.23 SQFT.
AVAILABLE

17.60m

10.27m

13.59m



BUILDING LAYOUT



Parking Stalls (89) /

Cajones de Estacionamiento (89)



Land Area 79,578.84 Sq.Ft /

Area del Terreno 24,255.63 m2



4 Forklift Ramps /

4 Rampa de Montacargas



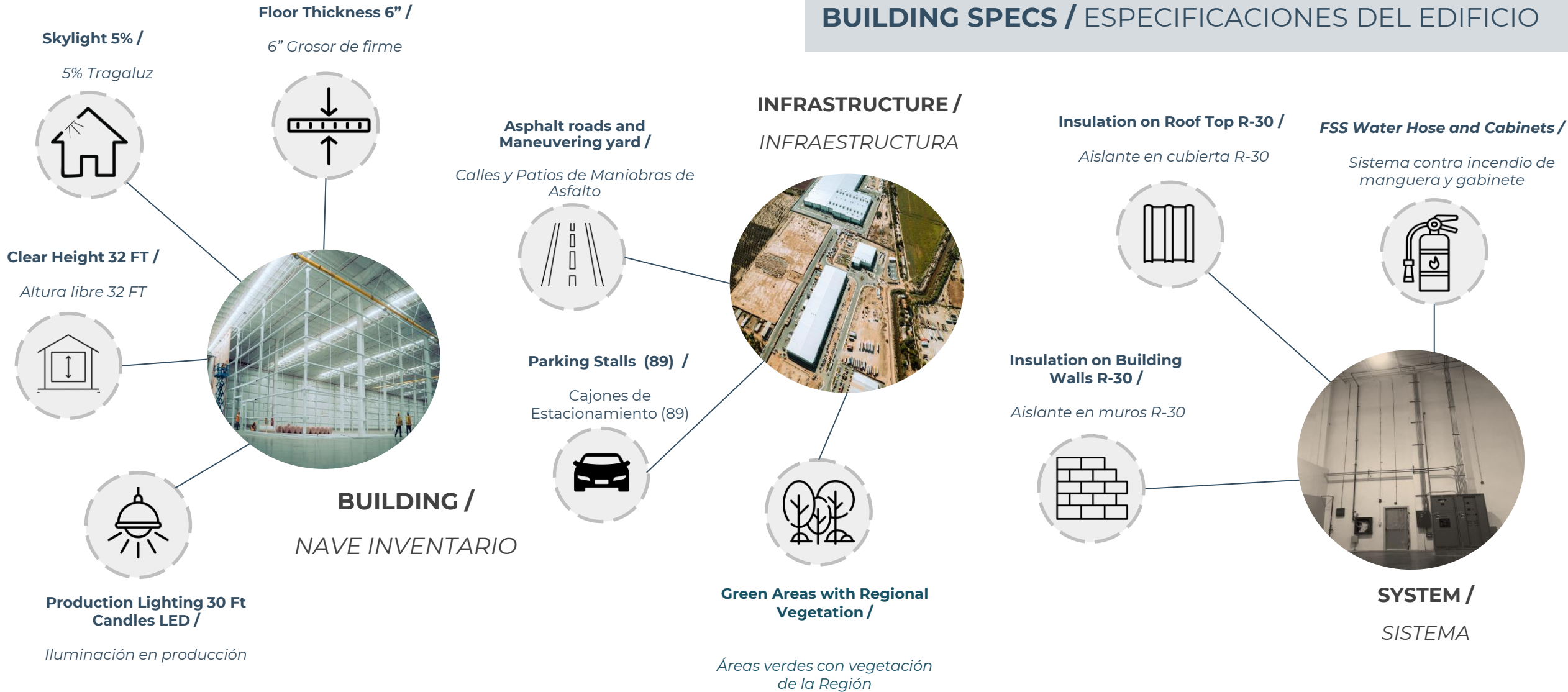
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BUILDING LAYOUT

Construction preview images may be subject to change / Imágenes de vista previa de construcción pueden estar sujetas a cambios..

BUILDING SPECS / ESPECIFICACIONES DEL EDIFICIO





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INDUSTRIAL PARK VIEW / VISTA DE CONJUNTO

Construction preview images may be subject to change / Imágenes de vista previa de construcción pueden estar sujetas a cambios.



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MAIN ACCESS / ACCESO PRINCIPAL

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BUILDING VIEW / PERSPECTIVA DEL EDIFICIO

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PROPERTIES

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BUILDING VIEW / PERSPECTIVA DEL EDIFICIO

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Not included, images for illustration purposes / No incluido, imágenes con propósito ilustrativo.

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PROPERTIES

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MANEUVERING AREA / PATIO DE MANIOBRAS

Construction preview images may be subject to change / Imágenes de vista previa de construcción pueden estar sujetas a cambios.

MEXICALI
MAIN OFFICE



CONTACT/CONTACTO

CBO & Partner
Eugenio Lagarde
elagarde@xsiteproperties.com

Commercial Manager
Juan Jose Sacristán
jsacristan@xsiteproperties.com



**XSITE DESARROLLO INDUSTRIAL,
S.A.P.I. de C.V.**
Av. Eucalipto 2399, Colonia Rivera
Mexicali, Baja California
México C.P. 21259
Teléfono: + 52 (686) 567-7667

www.xsiteproperties.com



AMONG OUR CLIENTS

